

Clarification on . . .

LENGTH OF CUL-DE-SACS

In the Residential Site Improvement Standards

The Site Improvement Advisory Board is aware that some municipalities are imposing a limit on the length of cul-de-sacs. Many of these municipalities are enforcing provisions that were in municipal ordinances prior to the adoption of the Residential Site Improvement Standards (RSIS). They have reasoned that, because there is no length limitation in the RSIS, they are free to adopt their own requirements. That is not the case.

The decision to impose an average daily traffic (ADT) limit on cul-de-sacs rather than a length limitation was intentional. The original Rutgers Model Subdivision and Site Plan Ordinance limited cul-de-sacs based on ADT because it was a better measure of the function of the cul-de-sac, and was less arbitrary than the length limitation. Therefore, any attempt by a municipality to impose a length limit is in conflict with the RSIS. Such provisions have been superseded by the RSIS and are unenforceable.